

# Velez-Malaga

## Villa

€299,000

Ref: X22164



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4,755 m<sup>2</sup>



138 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## **Property Purchase Expenses**

Property price .....	€299,000 (£251,878)
Transfer tax 7% .....	€20,930 (£17,631)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€26,900 (£22,661)
Final Payment of 90% on completion ....	€269,100 (£226,690)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

This charming finca is situated in a serene and peaceful location, offering picturesque views of the surrounding landscape. The expansive property boasts 280 magnificent mango trees, 90 stately avocado trees, and several blooming citrus trees, creating a delightful Mediterranean ambiance. For irrigation, the finca shares a well with three other houses, ensuring a reliable water supply for the plantation. Built in 1998, the house has a living area of 100 m2 and an additional storage room of 38 m2. It features a practical, separate kitchen, a spacious living and dining room, three cozy bedrooms, and an inviting bathroom with a bathtub. Air conditioning in the living room and bedroom ensures comfortable temperatures. The finca is only 10 minutes from Velez-Málaga and is easily accessible via a well-maintained dirt road, which extends approximately one kilometer from the main road to the house. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible